

150 SEP 2 1959

BOOK 633 PAGE 231

E. ROY STONE COMPANY

GREENVILLE REAL ESTATE BOARD UNIFORM PURCHASE AND SALES AGREEMENT

Adopted 1949

Greenville, S. C. August 31 1959

This Contract between Charles R. Coleman hereinafter called the Seller, and Charles H. Kelly hereinafter called the Purchaser, witnesseth.

That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of Forty-one Thousand & No/100 - - - (\$41,000.00) Dollars, to be paid as follows: \$2,000.00 cash herewith to be held in escrow by E. Roy Stone Company \$7,000.00 on or before September 15, 1959

and the balance of \$32,000.00 to be secured by note and mortgage bearing interest at the rate of 5% per annum and payable semi-annually on unpaid balance. Payments on principal to be made as follows: \$2,000.00 - October 1, 1959; \$2,000.00 - April 1, 1960; \$2,000.00 - October 1, 1960; \$2,000.00 - April 1, 1961; \$2,000.00 - October 1, 1961; \$2,000.00 - April 1, 1962; \$20,000.00 - October 1, 1962

The Seller agrees to convey the property by good warranty deed, free of encumbrances, lien or assessments on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, taxes, interest and rents (if rented) to be prorated on or before September 15 1959. Possession of the premises to be given on or before October 1, 1959.

Time is of the essence of this contract. This written Contract embodies the entire agreement between the parties. Description of Land: Property located on east side of Augusta Street, designated as Nos. 315 and 317 in city directory, with 108' frontage on Augusta Street and a depth of 100'; 72' frontage on Elkins Street and approximately 200' depth; with all improvements thereon.

Remarks: The purchaser shall have the privilege of anticipating any portion or all of the note and mortgage at any time.

THIS CONTRACT WILL AUTOMATICALLY EXPIRE AT NOON WEDNESDAY, SEPTEMBER 2, 1959, UNLESS DULY EXECUTED BY THE PURCHASER.

In presence of: Mr. Rush Houston (L.S.), E. Roy Stone (L.S.), Charles R. Coleman (L.S.), Charles H. Kelly (L.S.)

(Continued on Next Page) (L.S.)

We recommend that your attorney examine this title.